

ED
OPEN LOT # 1
BUILDING (OFFICE)
REPAIR AREA
6
50- 4
3
14 012 REQUIRED
019 PROVIDED

1

LOTS 4,5,6,7,8 & 9 LESS STREET IN BLOCK 4, OF ELIZABETH PARK AMENDED. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 195 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

2

204-113
RECEIVED
APR 05 2001
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY BP

1

DRAWING NO.

SP-1

SHEET - OF -

NOTES:

GENERAL PLANTING REQUIREMENTS

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLANS WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR FLORIDA NURSERY PLANTS" AND "GRADES AND STANDARDS FOR FLORIDA NURSERY TREES". ALL MATERIAL SHALL BE INSTALLED AS PER CSI SPECIFICATIONS.

ALL PLANT MATERIAL, INCLUDING HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 24 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 90 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL PLANT MATERIAL SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRABLE CONDITION. ALL SOIL SHALL HAVE A WELL-DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, AND OBJECTIONABLE MATERIAL, INCLUDING WEEDS AND WEED SEEDS AS PER CSI SPECIFICATIONS.

TWELVE INCHES (12") OF PLANTING SOIL, 50/50 SAND/TOPSOIL MIX IS REQUIRED AROUND AND BENEATH THE ROOT BALL OF ALL TREES AND PALMS, AND 1 CUBIC YARD PER 50 BEDDING OR GROUND COVER PLANTS.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH EUCALYPTUS OR STERILIZED SEED FREE MELALEUCA MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF COVER WHEN SETTLED. CYPRESS BARK MULCH SHALL NOT BE USED.

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING NO DRY PLANTING PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.

IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO ADEQUATE NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL PLANT MATERIAL SHALL BE INSTALLED WITH FERTILIZER, WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE AS PER CSI SPECIFICATIONS.

CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

SPECIAL INSTRUCTIONS

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL LANDSCAPED OPEN AREAS TO RECEIVE BAHIA GRASS THROUGHOUT (WHERE INDICATED ON THE PLANS).

ALL TREES SHALL BE PROPERLY GUIDED AND STAKED.

NOTE: IF ANY LANDSCAPE AREAS ON ADJACENT PROPERTIES ARE DISTURBED BY THE NEW CONSTRUCTION, THEY WILL BE RETURNED TO THEIR ORIGINAL CONDITIONS PRIOR TO C.O.

LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLAN
ZONING DISTRICT: BU-3 NET LOT AREA 0.77 ACRES, 33,331 S.F.

OPEN SPACE

A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN:
NET LOT AREA = 33,331 S.F. X .38 = 6,000 S.F.

B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN:
NO. PARKING SPACES 20 X 10 S.F. PER PARKING SPACE =

C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A+B =

LAWN AREA CALCULATION

A. 5,200 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33
B. MAXIMUM LAWN AREA (SOD) PERMITTED = 20% X 6,200 S.F. =

TREES

A. NO. TREES REQUIRED PER NET LOT ACRE
LESS: EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS
= 22 TREES X .77 =

B. % PALMS ALLOWED: NO. TREES PROVIDED X 30% =
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1:1 BASIS X 30% =

C. % NATIVES REQUIRED: NO. TREES PROVIDED X 30% =

D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.):
520' LINEAR FEET ALONG STREET / 35' =

E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES
(MAXIMUM AVERAGE SPACING OF 25' O.C.): LINEAR FEET ALONG STREET / 25' =

SHRUBS

A. NO. TREES REQUIRED X 10 = NO. OF SHRUBS ALLOWED

B. NO. SHRUBS ALLOWED X 30% = NO. OF NATIVE SHRUBS REQUIRED

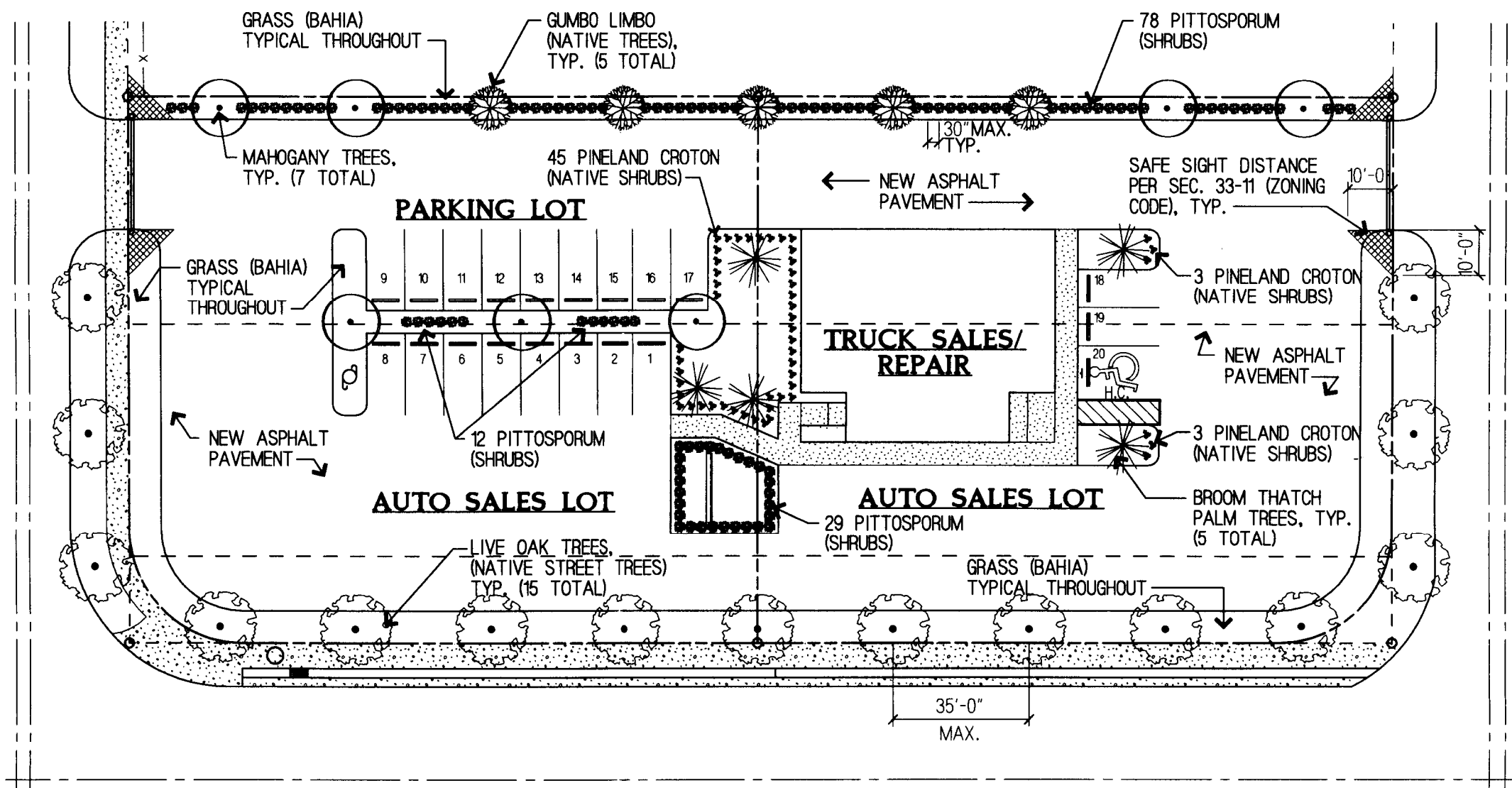
IRRIGATION PLAN: IF REQUIRED BY CHAPTER 33

TABLE: CONTAINING INFORMATION AS INDICATED IN SAMPLE BELOW:

SYMBOL USED ON PLAN		PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER		QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Estimated at Maturity*	Estimated at Maturity*		
	Yes	-	Quercus laurifolia	Live Oak	Yes	-	2"	12'	40' - 50'	35'	15
	Yes	-	Swietenia mahagoni	Mahogany	-	No	2"	10'	35' - 60'	25'	77
	Yes	-	Bursera simaruba	Gumbo Limbo	Yes	-	1 1/2"	8'	40' - 60'	20'	18
	Yes	-	Thrinax parviflora	Broom Thatch Palm	-	No	3"	10'	15' - 20'	20'	18
	Yes	-	Pittosporum tobira	Pittosporum	-	No	N/A	2' - 3'	6' - 8'	4'	116
	Yes	-	Croton linearis	Pineland Croton	Yes	-	N/A	2' - 3'	3' - 6'	3'	55

SCIENTIFIC NAME	COMMON NAME	DROUGHT TOLERANCE	SALT TOLERANCE	NATIVE COMMUNITY	NATURAL HEIGHT RANGE	MOWING HEIGHT	LIGHT REQUIREMENTS	ESTABLISHMENT	WEAR TOLERANCE	TURF DENSITY	TURF TEXTURE	MAINTENANCE	PEST PROBLEMS	NOT LAWN SUITABLE
PASPALLUM NOTATUM	BAHIA GRASS	X	NO	NO	20"	3-4"	HIGH	SEED, SOD	GOOD	LOW	MEDIUM	LOW	LOW	N/A

*REQUIRED FOR TREES LOCATED UNDERNEATH OR ADJACENT TO POWERLINES AND PALMS USED AT 1:1 RATIO
ADDITIONAL INFORMATION REQUIRED BY CHAPTER 18A FOR BUSINESS AND INDUSTRIAL ZONES
**EXCLUDED LAWN AREA AS PROVIDED IN CHAPTER 18A SHALL BE SUBTRACTED FROM NET LAWN AREA WHEN CALCULATING NUMBER OF TREES



LANDSCAPING PLAN LEGEND AND NOTES

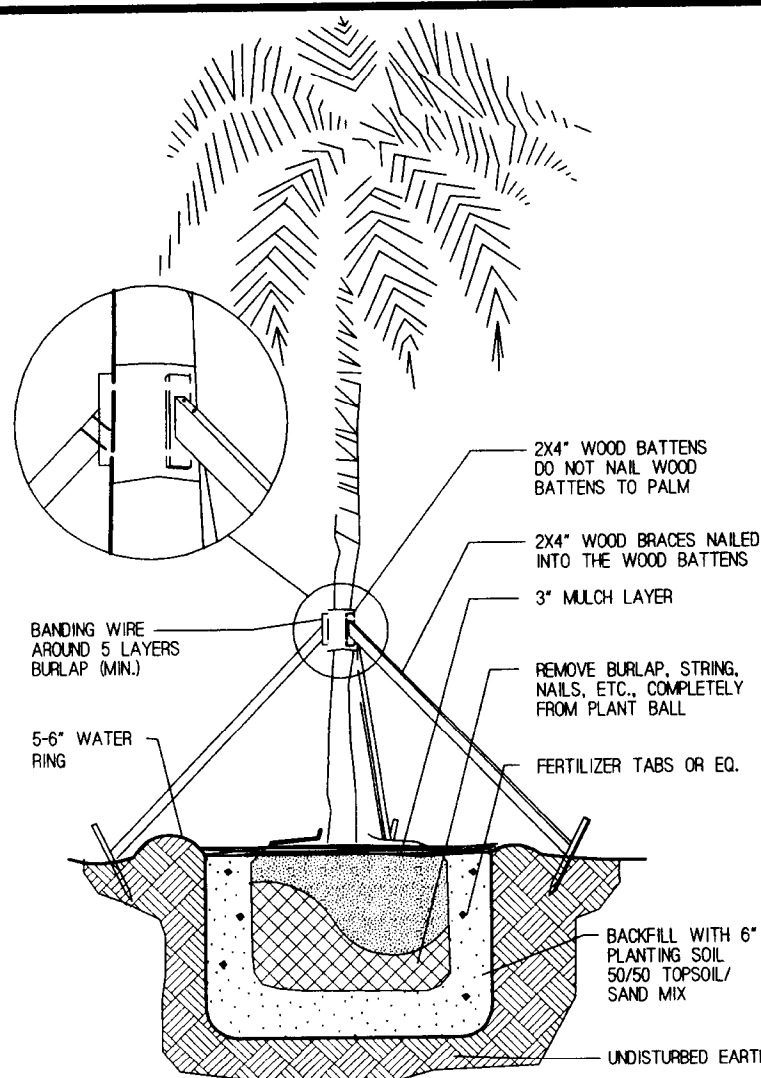
N.T.S.

2

LANDSCAPING PLAN

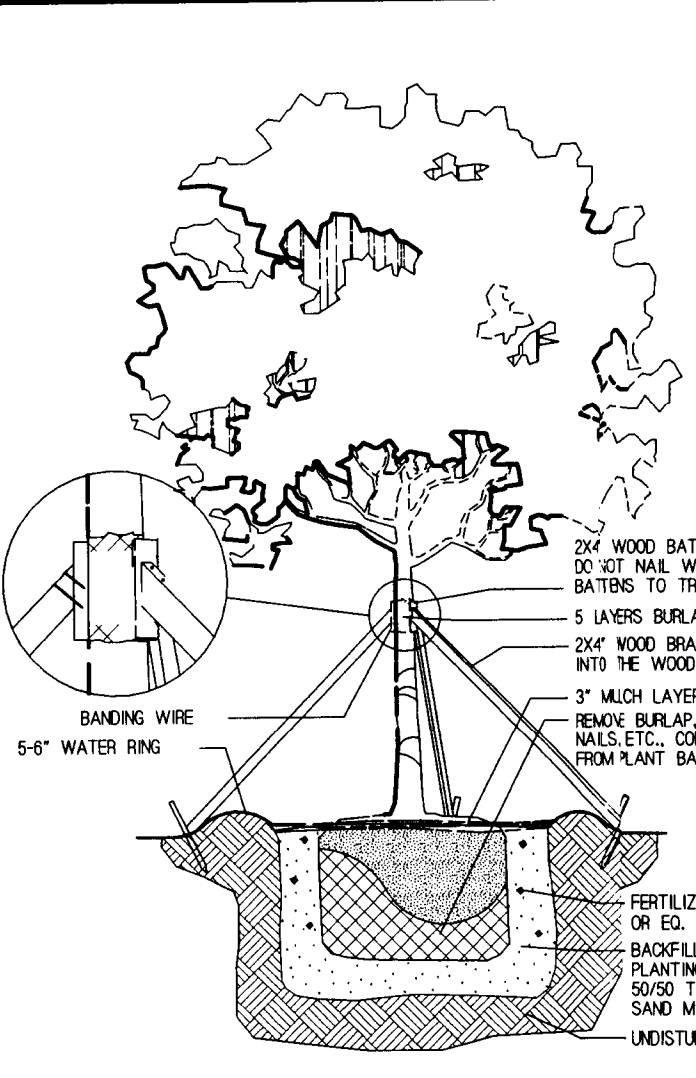
SCALE: 1" = 30'

1



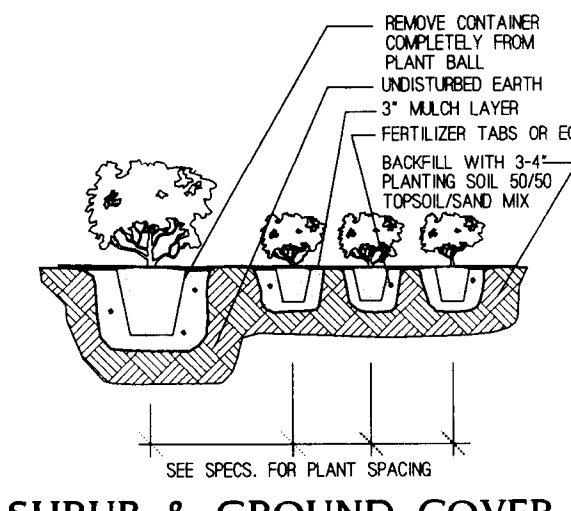
PALM PLANTING DETAIL

NTS



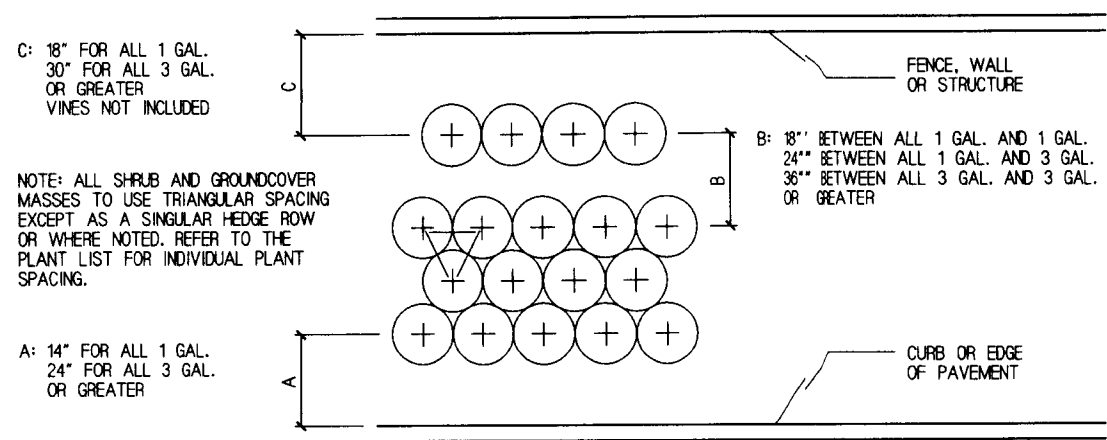
LARGE TREE PLANTING DETAIL

NTS



SHRUB & GROUND COVER PLANTING DETAIL

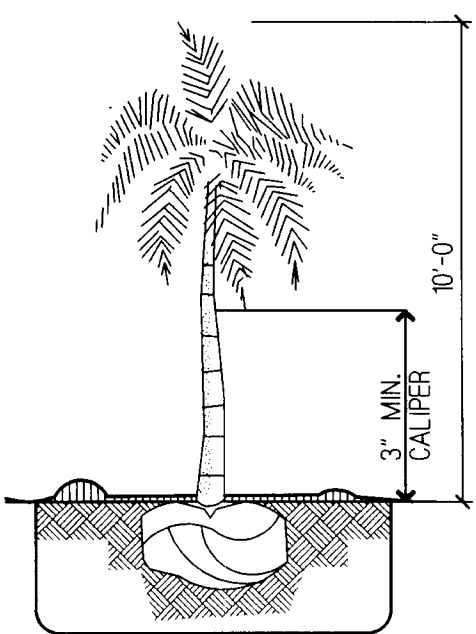
NTS



TYPICAL PLANT SPACING

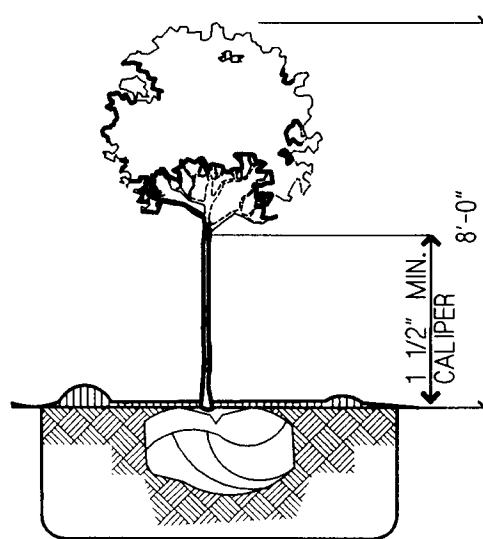
FRONT

NTS



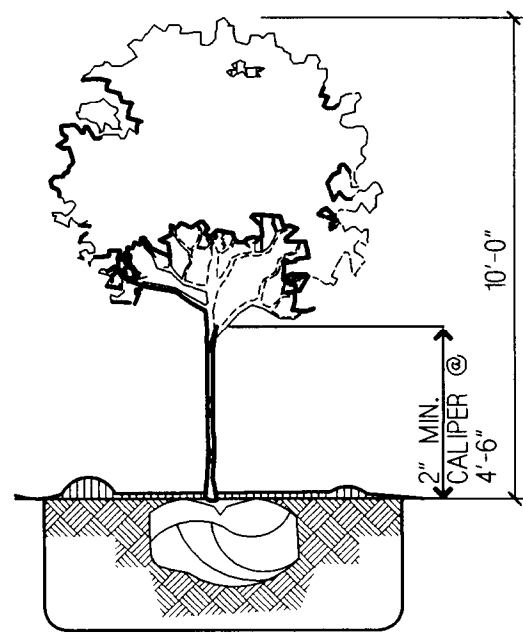
PALM TREE HEIGHT

NTS



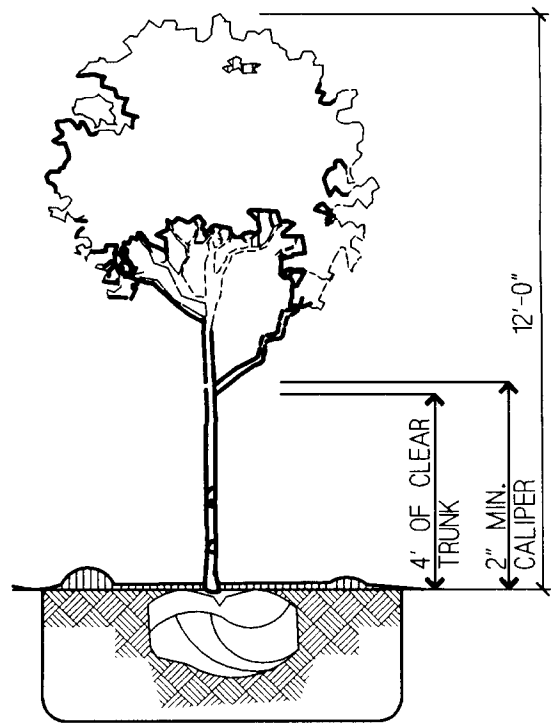
NATIVE TREE HEIGHT

NTS



LOT TREE HEIGHT

NTS



STREET TREE

NTS

TRUCK SALES
OF MIAMI

Copyright © 2004
Offerle-Lerner AIA
Architects & Planners
All Rights Reserved

KEY PLAN

ARCHITECT

Offerle-Lerner, AIA
ARCHITECTS AND PLANNERS

PROJECT TITLE

TRUCK SALES OF MIAMI

13831 SW 59 ST SUITE 200,
MIAMI, FL 33183
305-385-1700
AA#0003139

6501 NW 27TH AVE
MIAMI, FLORIDA 33147

NO. DATE DESCRIPTION

APPRV

SEAL

DATE
DRAWN BY
CHECKED BY
APPROVED BY

02/24/04
CADD
ADL
ADL

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
RECORD DRAWING
AS-BUILT DRAWING

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
RECORD DRAWING
AS-BUILT DRAWING

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
RECORD DRAWING
AS-BUILT DRAWING

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
RECORD DRAWING
AS-BUILT DRAWING

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
RECORD DRAWING
AS-BUILT DRAWING

NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION
RECORD DRAWING
AS-BUILT DRAWING

DRAWING TITLE

LANDSCAPE PLAN

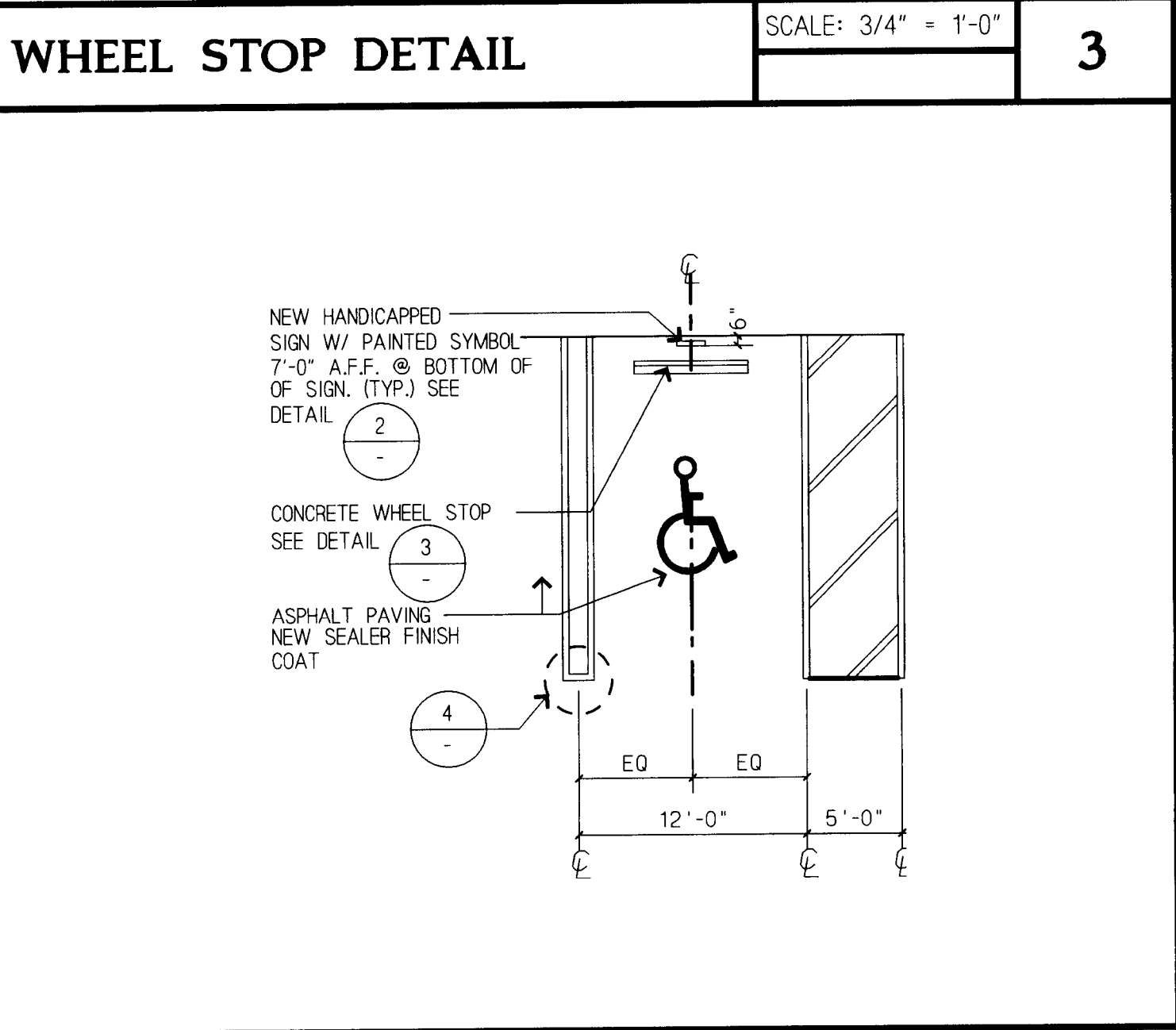
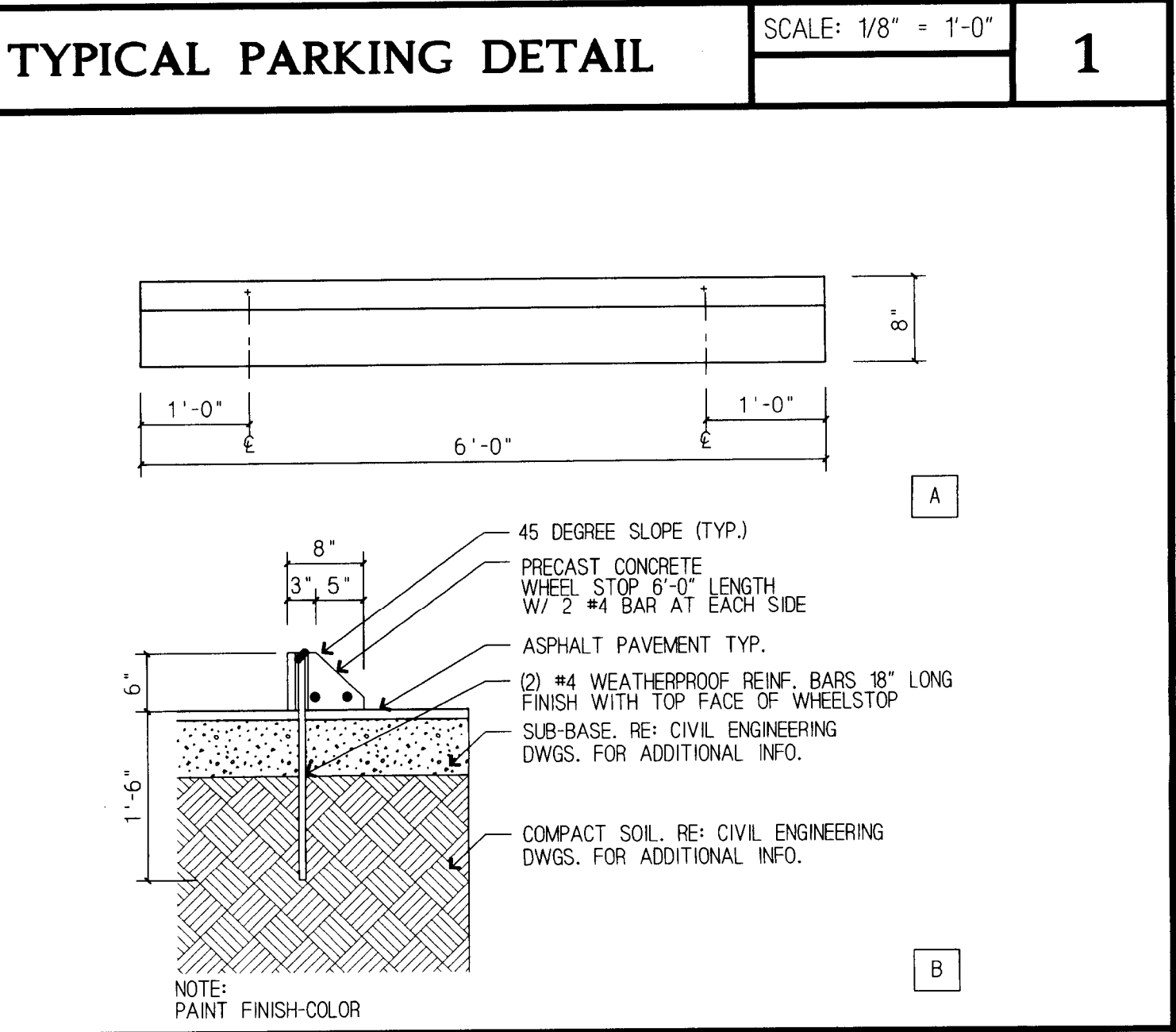
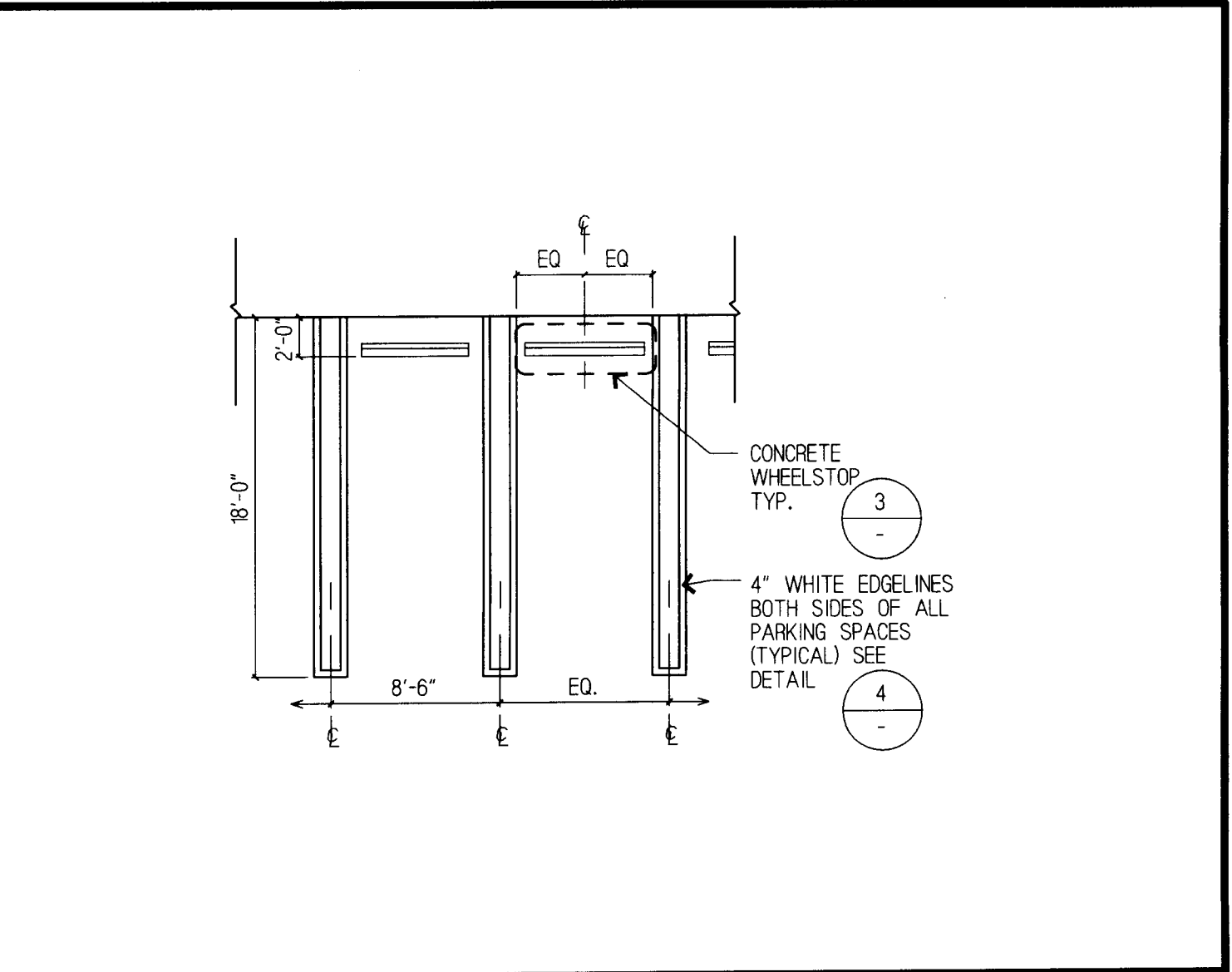
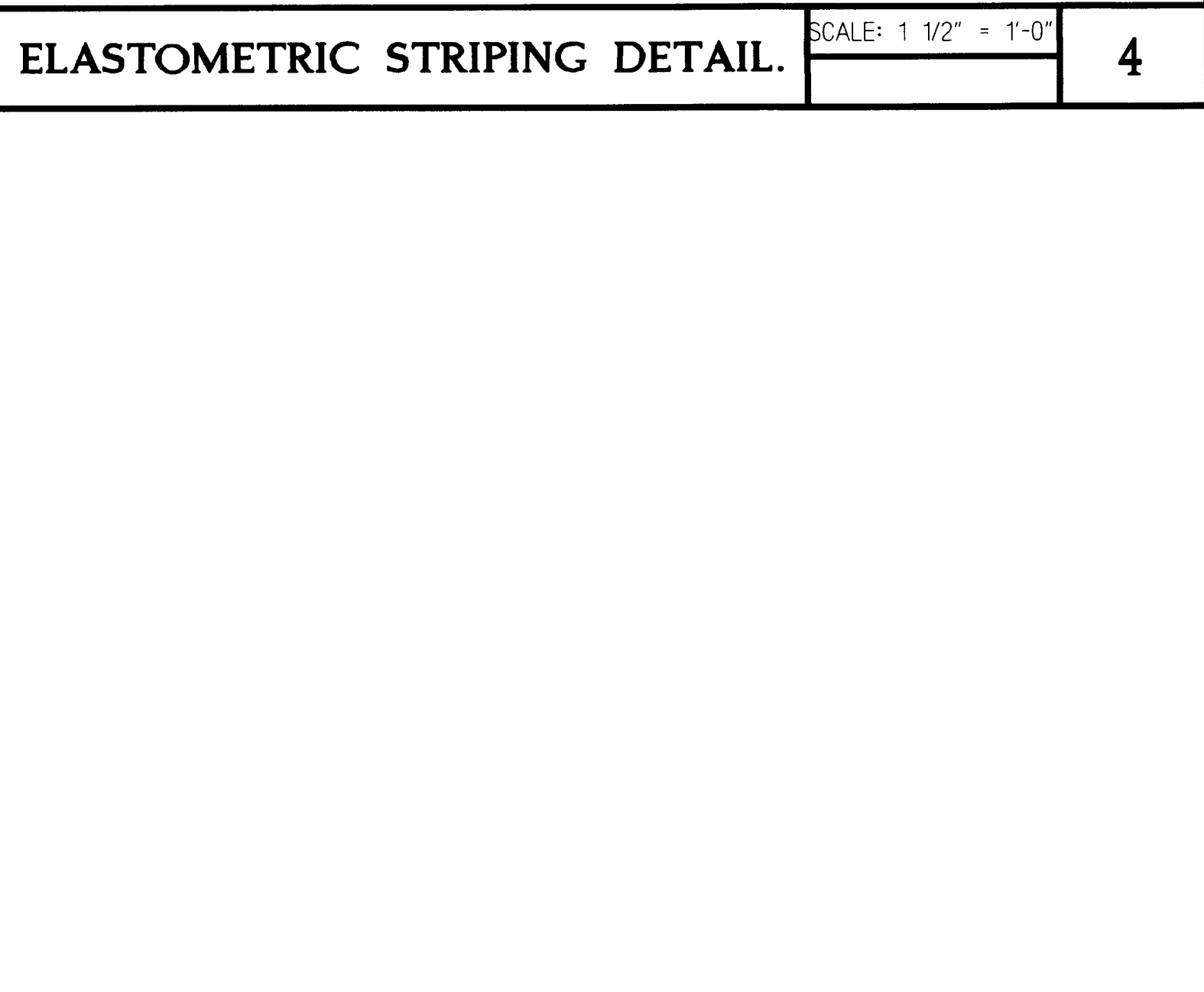
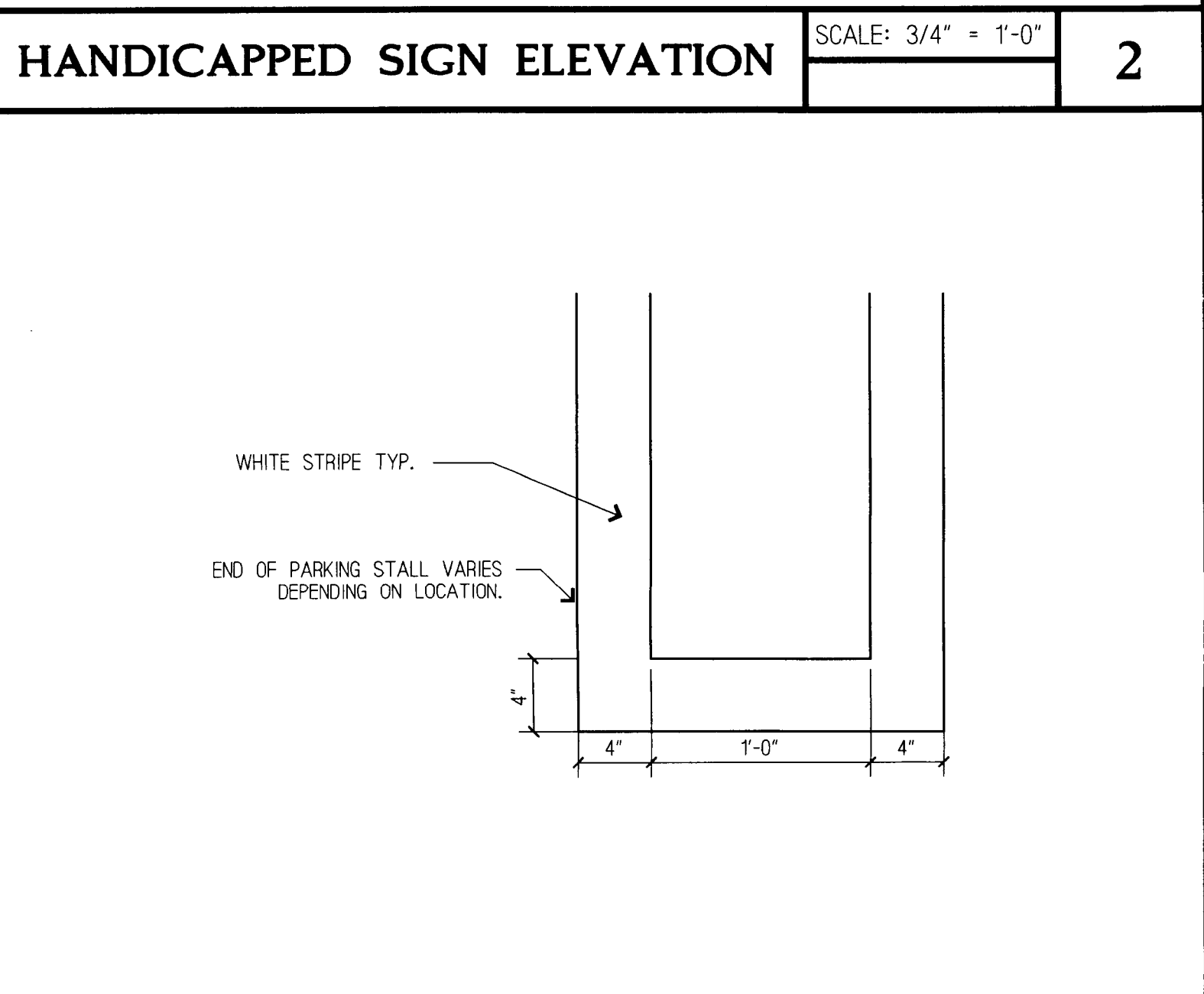
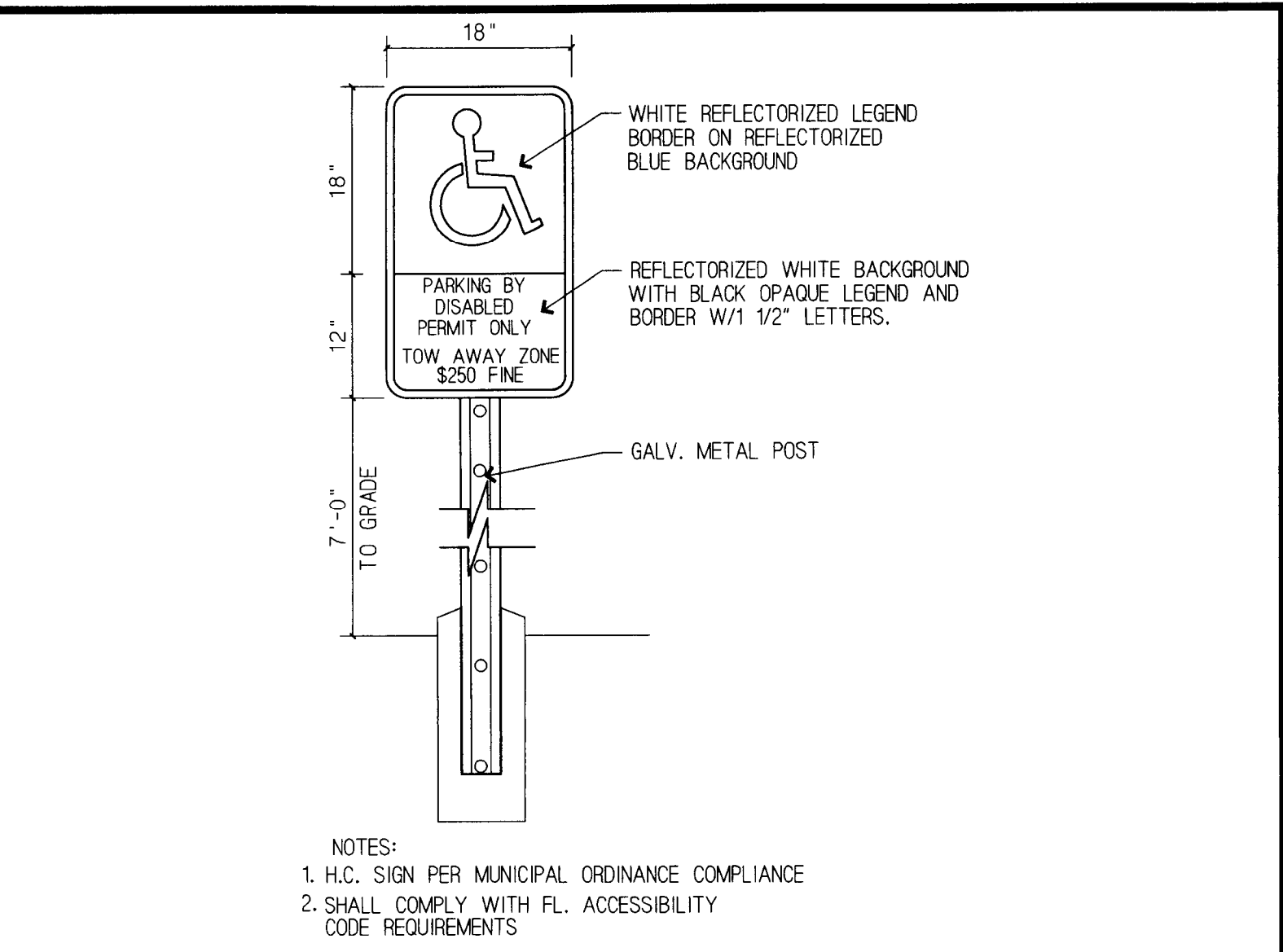
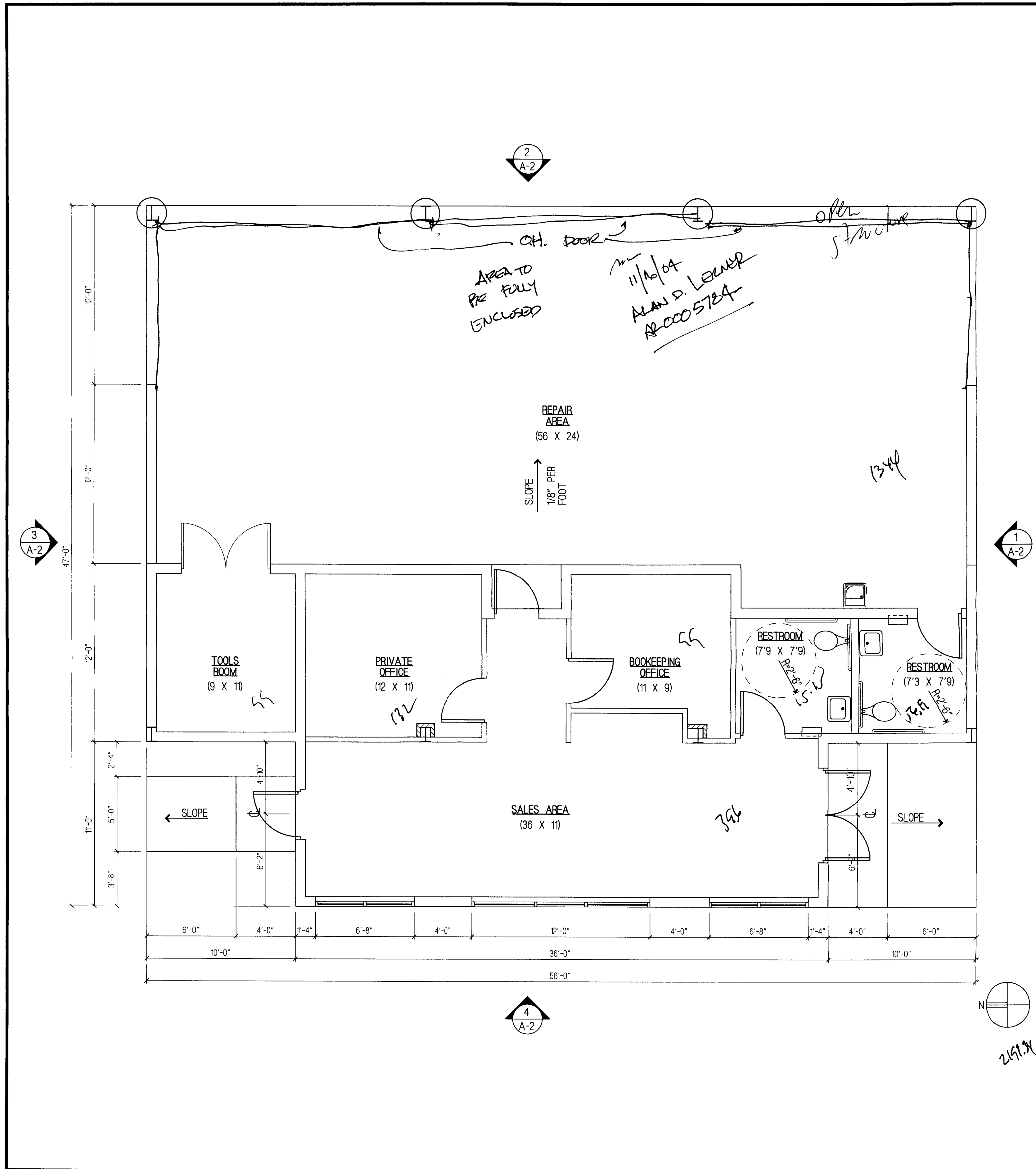
ARCHITECT'S PROJ. NO.

04-005

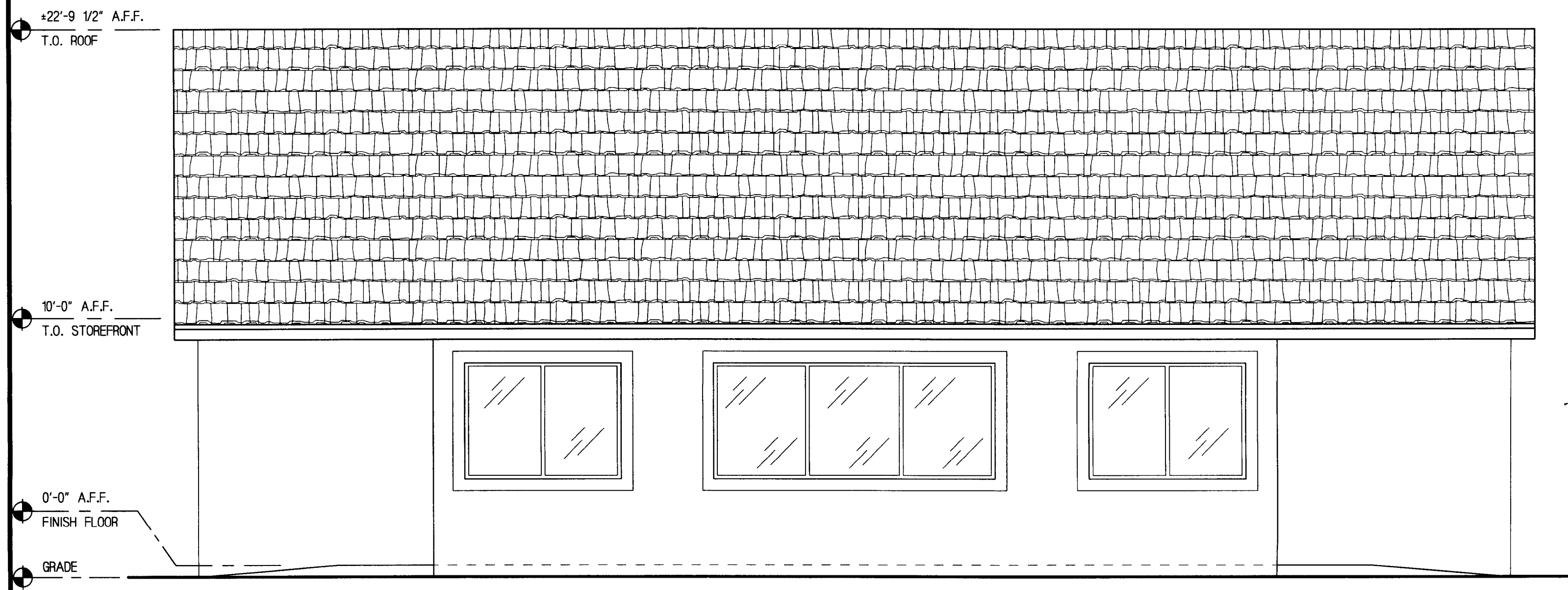
DRAWING NO.

L-1

SHEET = OF -



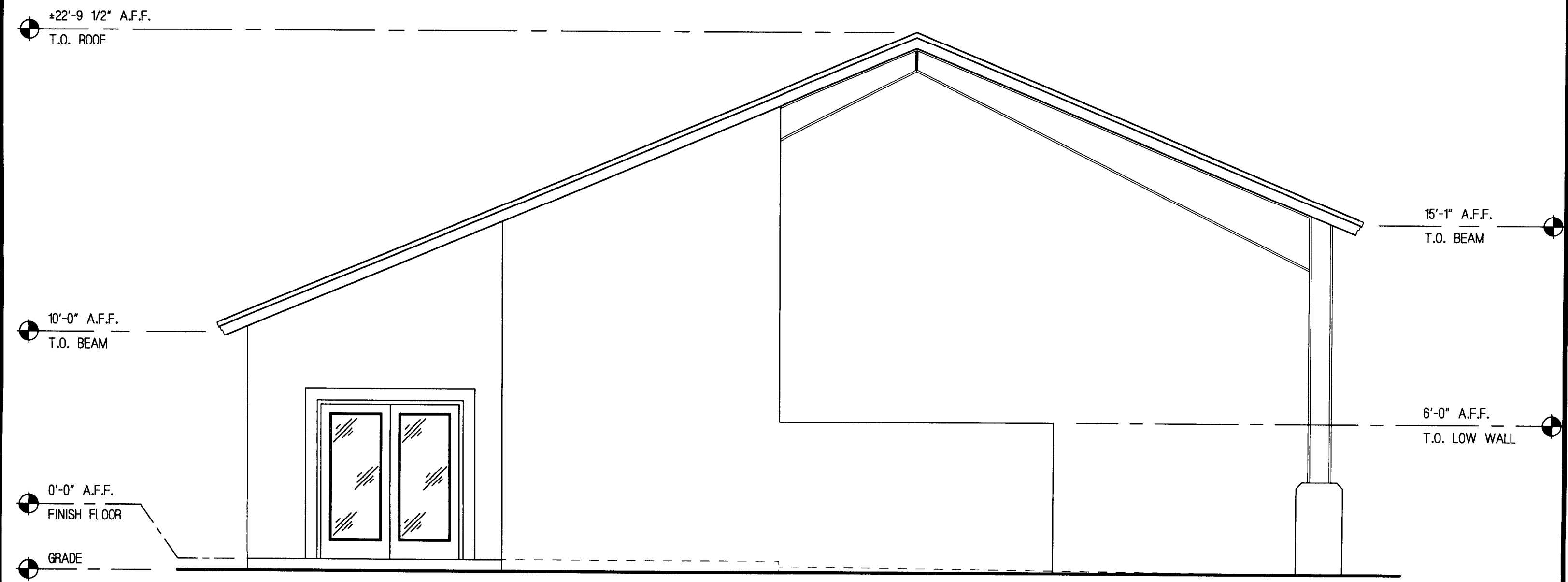
FLOOR PLAN			SCALE: 1/4" = 1'-0"	7	NOT USED			N.T.S.	6	TYP. HANDICAPPED PARKING DTL.			SCALE: 1/8" = 1'-0"	5
TRUCK SALES OF MIAMI			ARCHITECT			13831 SW 59 ST SUITE 200, MIAMI, FL 33183 305-385-1700 AA#0003139			DRAWING TITLE			MISC. DETAILS		
KEY PLAN			PROJECT TITLE			TRUCK SALES OF MIAMI			ARCHITECT'S PRL. NO.			DRAWING NO.		
Copyright © 2004 Offerle-Lerner, AIA Architects & Planners All Rights Reserved			DATE			02/24/04			MAR 24 2004			A-1		
			DRAWN BY			CADD			NOT FOR CONSTRUCTION			SHEET - OF -		
			CHECKED BY			ADL			RELEASED FOR CONSTRUCTION					
			APPROVED BY			ADL			RECORD DRAWING					
									AS-BUILT DRAWING					



EAST ELEVATION

SCALE: 1/4"=1'-0"

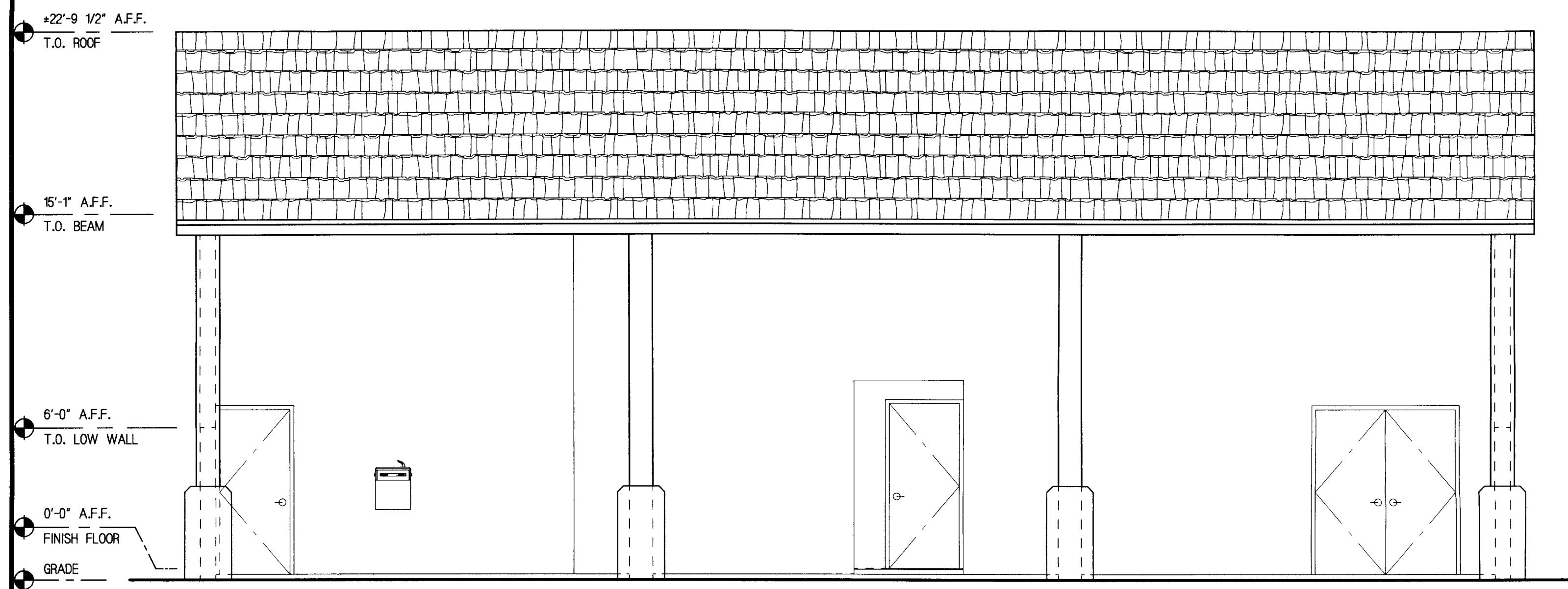
2



NORTH ELEVATION

SCALE: 1/4"=1'-0"

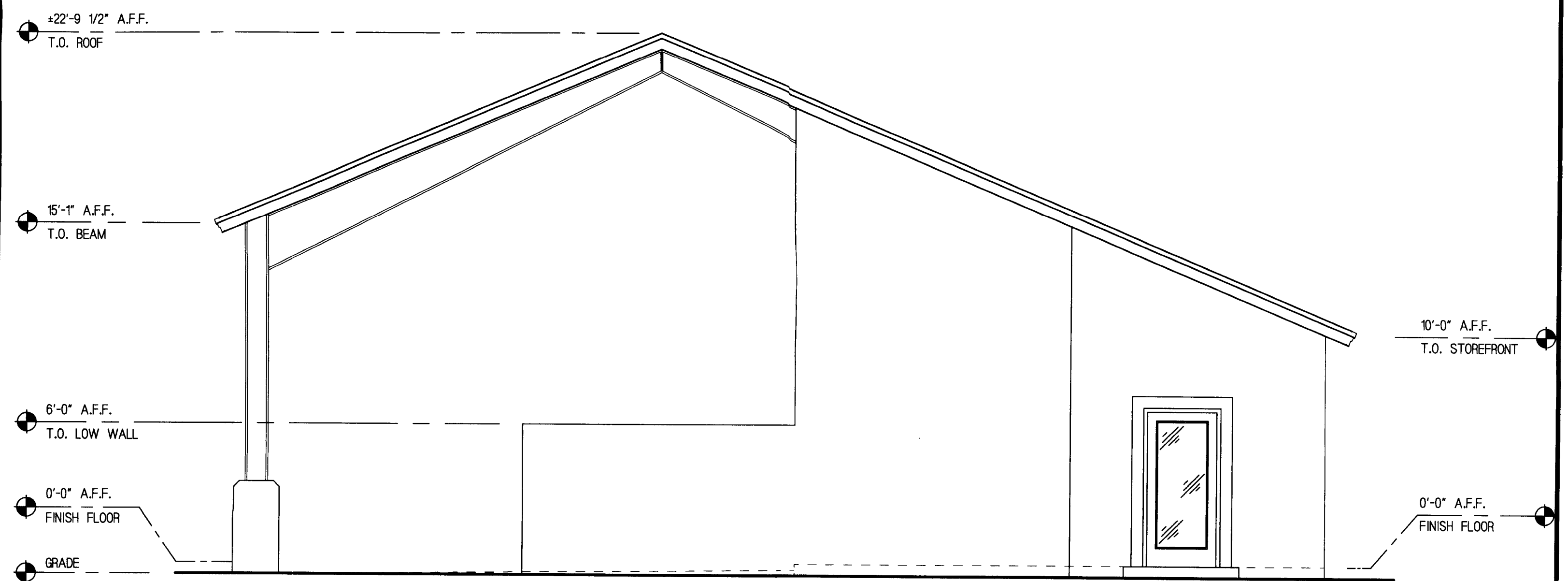
1



WEST ELEVATION

SCALE: 1/4"=1'-0"

4



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

3

TRUCK SALES
OF MIAMI

Copyright © 2004
Offerle-Lerner AIA
Architects & Planners
All Rights Reserved

KEY PLAN

ARCHITECT

Offerle-Lerner, AIA
ARCHITECTS AND PLANNERS

PROJECT TITLE

TRUCK SALES OF MIAMI

13831 SW 59 ST SUITE 200,
MIAMI, FL 33183
305-385-1700
AA#0003139

6501 NW 27TH AVE
MIAMI, FLORIDA 33147

NO.	DATE	DESCRIPTION	APPROV
-	-	-	-

SEAL

MAR 24 2004

ALAN D. LERNER
AR#0005784

DRAWING TITLE

BUILDING ELEVATIONS

ARCHITECT'S PROJ. NO.

04-005

DRAWING NO.

A-2

SHEET - OF -